



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
200 Texas St, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: Council Chambers, Second Floor of City Hall	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER KELLER ESTATES LLC (Vijayabalan Babu)

Mailing Address 5350 BASSWOOD City, State, Zip FORT WORTH, TEXAS 76137

Phone 8178213650 Email VBABU4620@GMAIL.COM

APPLICANT ELIZABETH ALVAREZ VILLAIZAN - ROBERTO NUNEZ (ALCHEMI DP)

Mailing Address 4740 W MOCKINGBIRD City, State, Zip DALLAS, TEXAS

Phone 806-570-4867 Email ALCHEMIDP@OUTLOOK.COM

AGENT / OTHER CONTACT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 5350 BASSWOOD - LOT 50, BLOCK 53

Total Rezoning Acreage: 2.96 I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): PARK GLEN ADDITION Block 53 Lot 50

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: _____ acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

NO – NOT PLATTED

A Registered Texas Surveyor’s certified metes and bounds legal description is required. The boundary description shall bear the surveyor’s name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): Cf Proposed Zoning District(s): PLANNED DEVELOPMENT

Current Use of Property: SINGLE BUILDING ON SITE CURRENT USE IS COMMUNITY HOME

Proposed Use of Property: WE WOULD LIKE TO BRING IN ALL LAND USES FROM THE "E" NEIGHBORHOOD ZONING DISTRICTS

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following: Base

Zoning District Proposed for PD: PLANNED DEVELOPMENT TO ADD LAND USES FROM "E" NEIGHTBORHOOD ZONING DISTRICT

Land Uses Being Added or Removed: PLANNED DEVELOPMENT ADDING LAND USES FROM "E" NEIGHTBORHOOD ZONING DISTRICT, KEEPING ALL EXISTING LAND USES

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

Site Plan Included (completed site plan is attached to this application)

Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

Our request for a Change in zoning to a planned development in order to keep the current Cf zoning district to allow for the existing land uses to continue to operate. We would also like to add the following land uses.

- Convenient Store
- Restaurant
- Office
- Retail
- Personal Service uses such as barber shop or beauty salon

The current district does not allow the land uses above, so we would like to incorporate these land uses as well lot, setback, and other requirements to meet code, and accommodate the development. Part of our proposal includes improvements to the site, and new structures, parking, and landscape. 10,000 Square feet of retail, restaurant, Convenient Store. 5,000 Square feet of Office and retail.

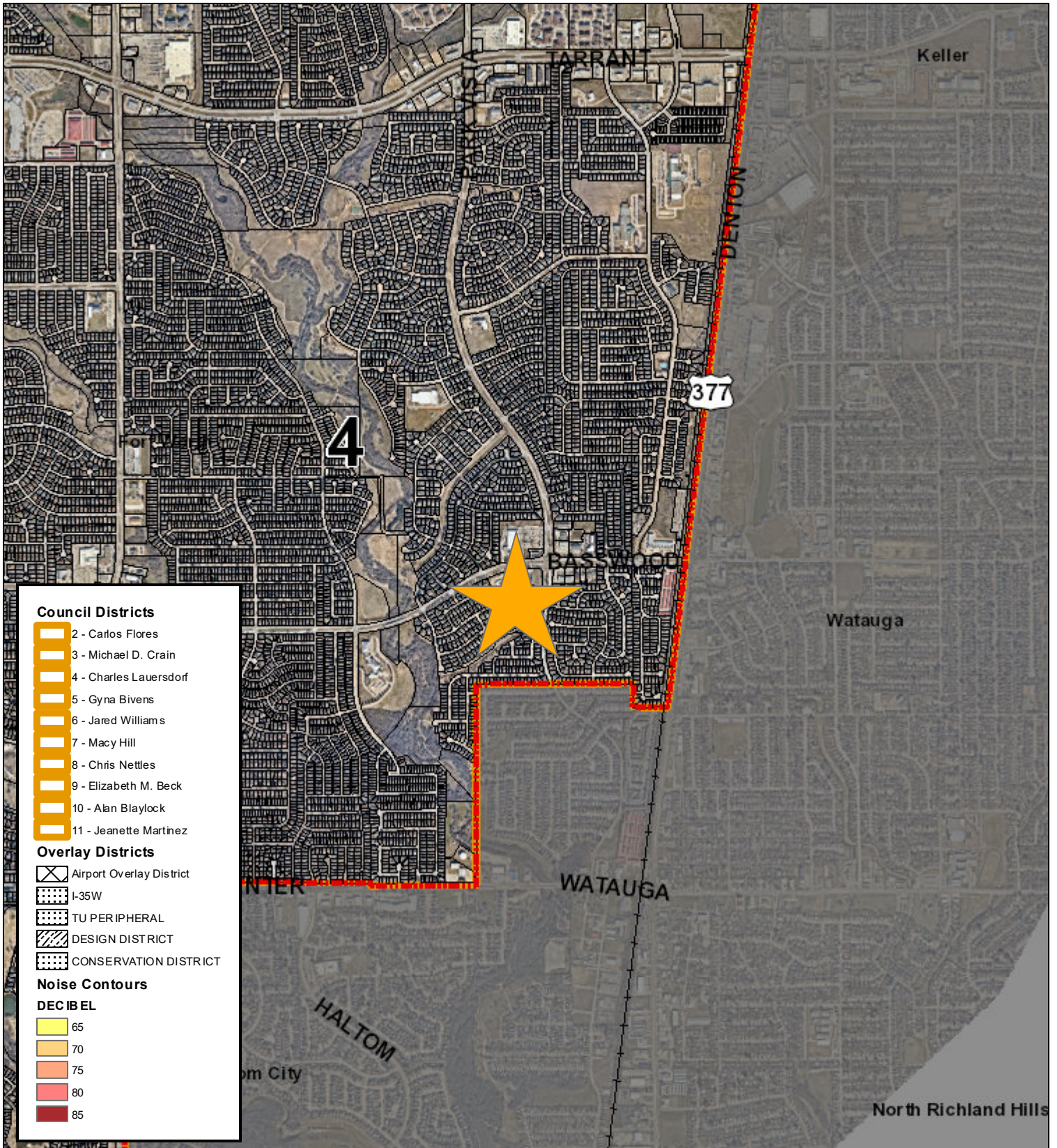
Aerial Photo Map



0 170 340 680 Feet



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

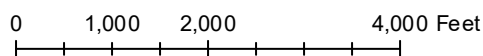
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85

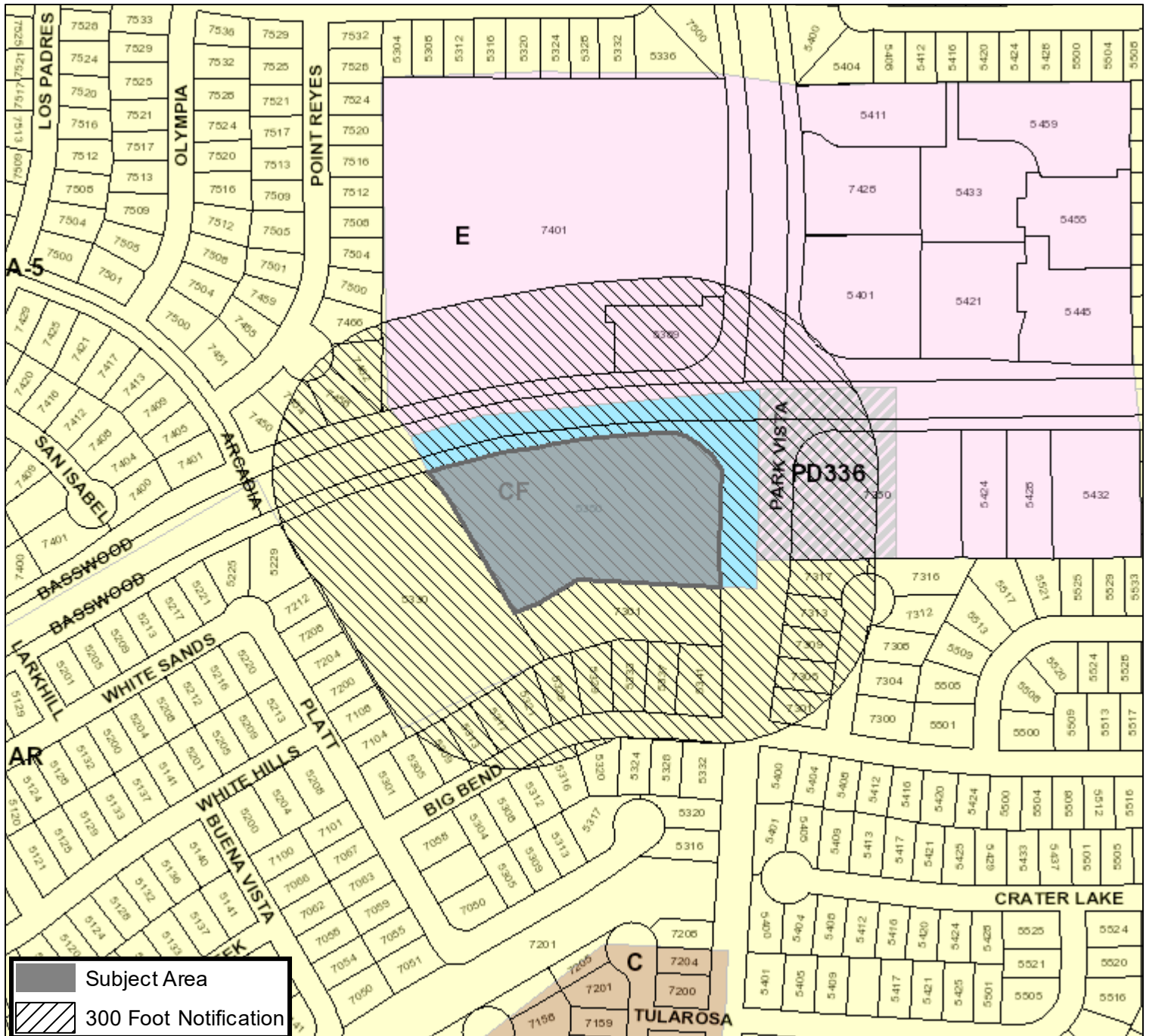




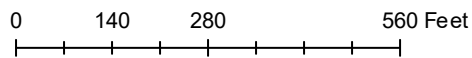
ZC-24-022

Area Zoning Map

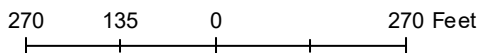
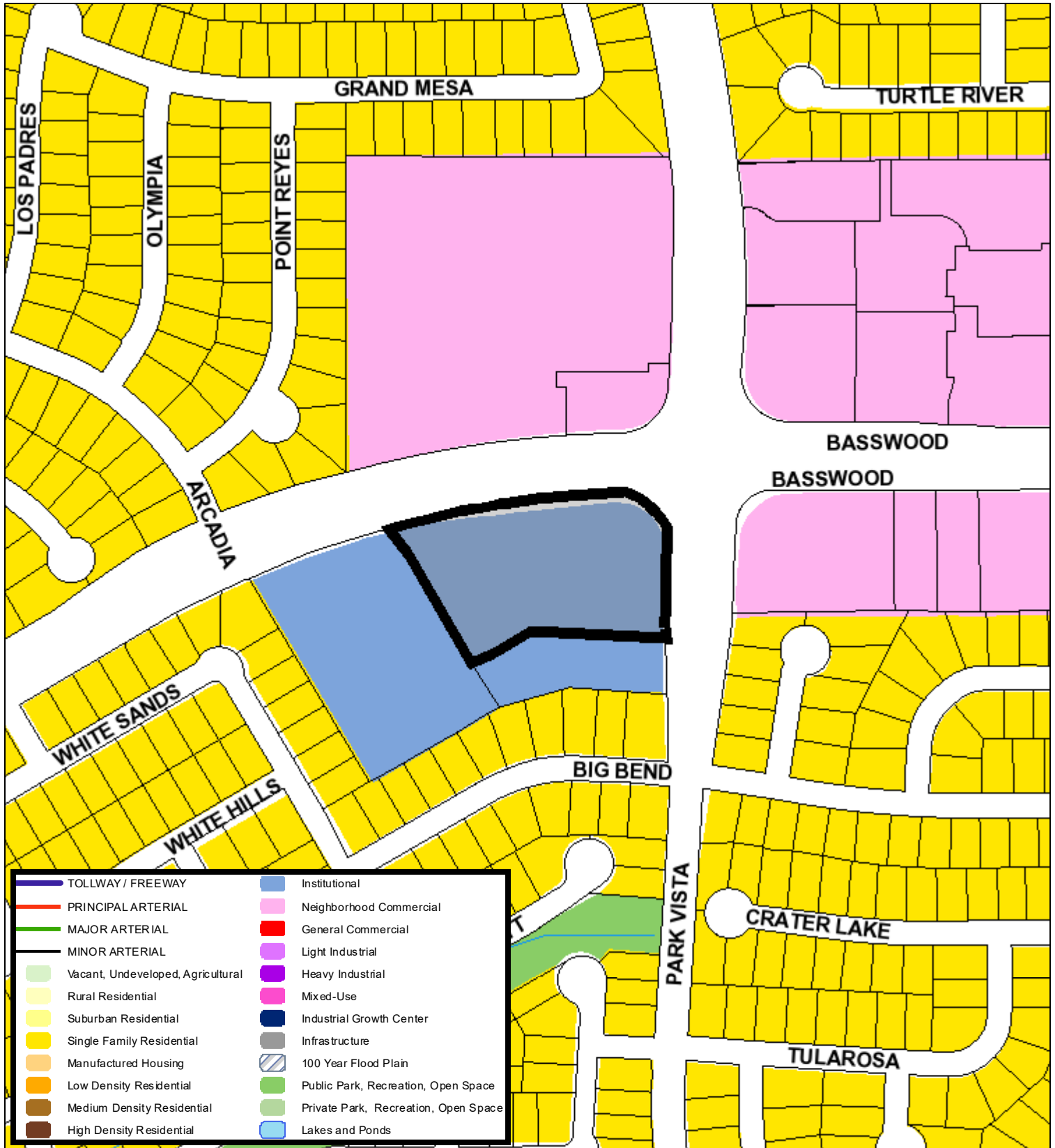
Applicant: null
 Address: null
 Zoning From: null
 Zoning To: null
 Acres: 3.17663894
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 4/10/2024
 Contact: null



	Subject Area
	300 Foot Notification



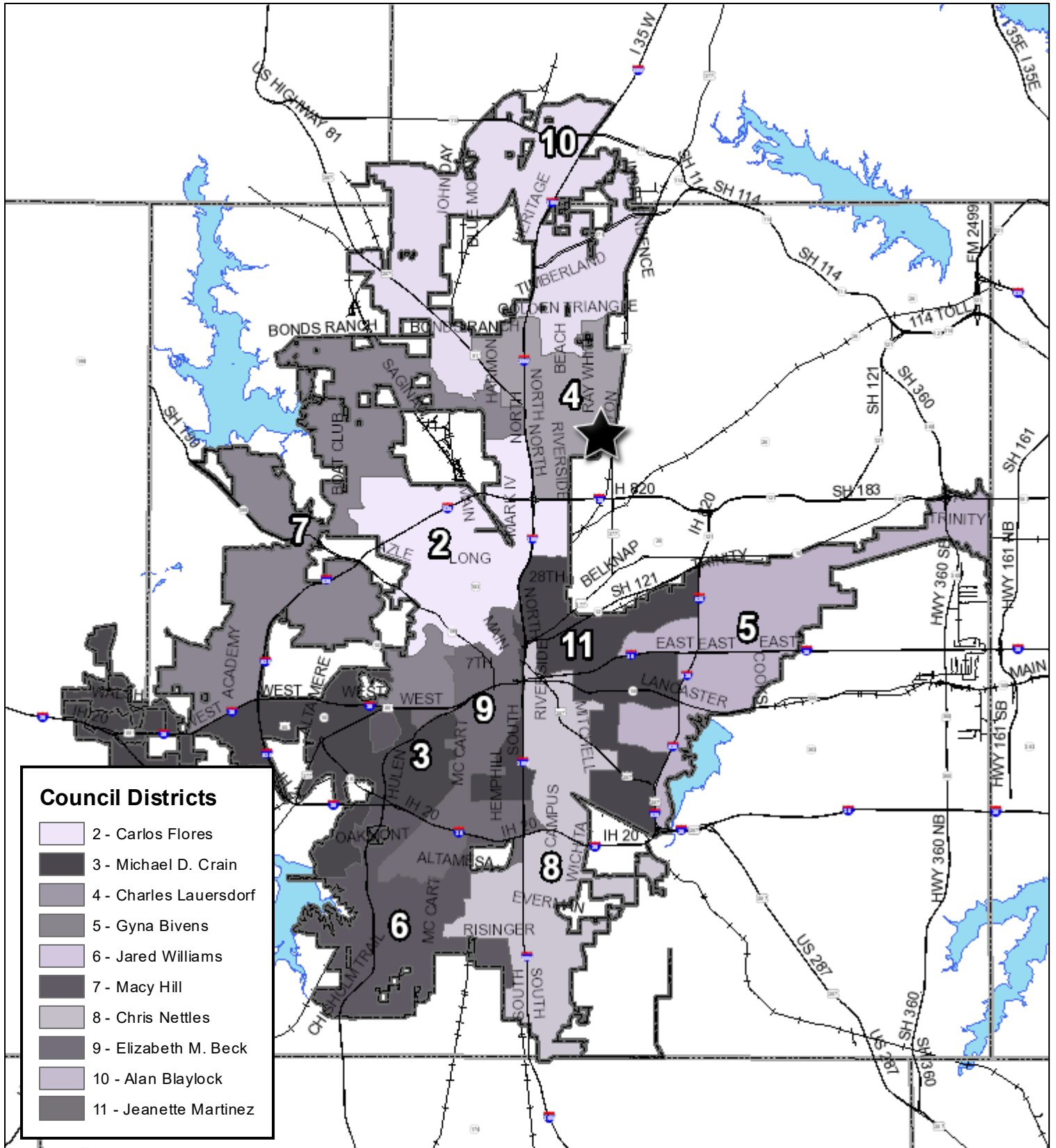
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.

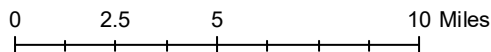


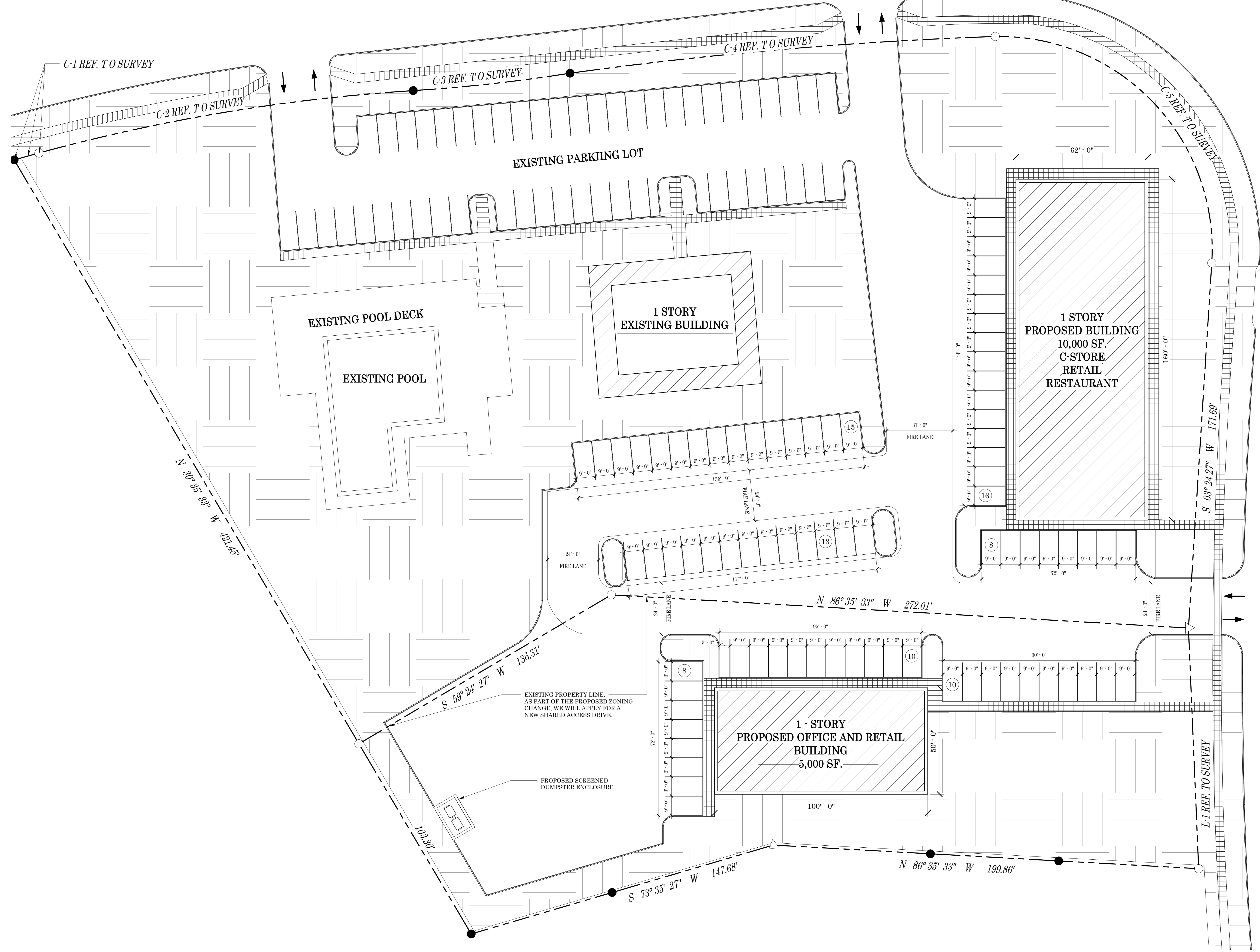
Location Map



Council Districts

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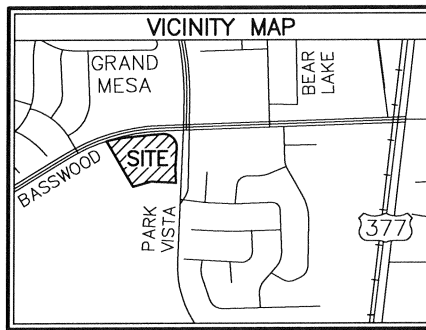


BASSWOOD BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

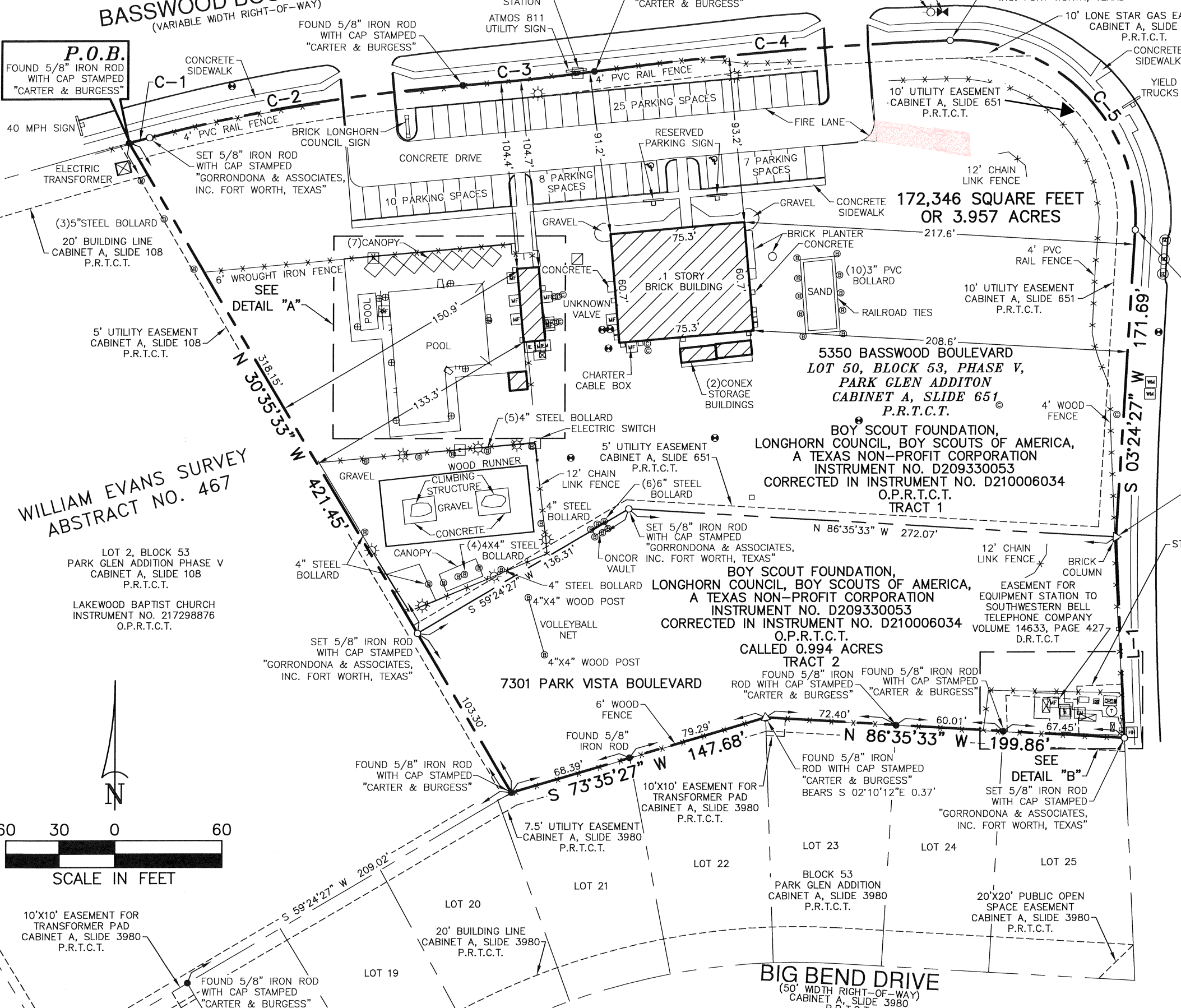
P.O.B.
FOUND 5/8" IRON ROD WITH CAP STAMPED "CARTER & BURGESS"

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	2,080.00'	00°19'27"	N 75°14'59" E	11.77'	11.77'
C-2	980.00'	10°22'12"	N 80°35'49" E	177.13'	177.37'
C-3	1,220.00'	03°27'08"	N 84°03'20" E	73.50'	73.51'
C-4	2,068.00'	05°30'51"	N 85°05'05" E	198.95'	199.03'
C-5	100.00'	95°33'54"	S 44°22'27" E	148.12'	166.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 02°27'35" E	112.39'

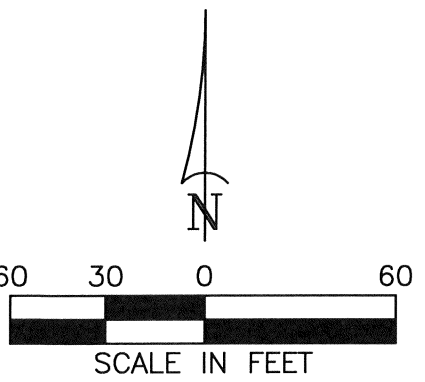


LEGEND	
⊙	BOLLARD
△	CALCULATED POINT
⊞	ELECTRIC BOX
⊞	ELECTRIC METER
⊞	ELECTRIC OUTLET
⊞	ELECTRIC TRANSFORMER
⊞	FIBER OPTIC HANDHOLE
⊞	LIGHT POLE
⊞	MISCELLANEOUS FEATURE
⊞	SANITARY SEWER CLEAN OUT
⊞	SKIMMER LID
⊞	SPRINKLER VALVE
⊞	STORM DRAIN MANHOLE
⊞	TELEPHONE MANHOLE
⊞	TELEPHONE PEDESTAL
⊞	WATER METER



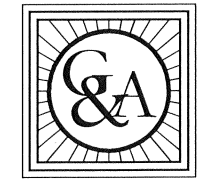
WILLIAM EVANS SURVEY
ABSTRACT NO. 467

PARK VISTA BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)



ALTA/NSPS LAND TITLE SURVEY
OF A
3.957 ACRE (172,346 SQUARE FEET) TRACT OF LAND
BEING IN THE WILLIAM EVANS SURVEY, ABSTRACT NO. 467
AND BEING
ALL OF LOT 50, BLOCK NO. 53, PARK GLEN ADDITION
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN CABINET A, SLIDE 651
OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS
AND ALSO BEING
A PORTION OF A CALLED 0.994 ACRE TRACT OF LAND DESCRIBED AS
TRACT 2 TO BOY SCOUT FOUNDATION, LONGHORN COUNCIL, BOY SCOUTS
OF AMERICA A TEXAS NON-PROFIT CORPORATION
AS RECORDED IN INSTRUMENT NO. D209330053 AND
CORRECTED IN INSTRUMENT NO. D2100060345
OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

SURVEYOR:
GORRONDONA & ASSOCIATES, INC.



LAND SURVEYING
AERIAL PHOTOGRAPHY
7524 JACK NEWELL BLVD. SOUTH
FORT WORTH, TEXAS 76118
PH 817.496.1424 FAX 817.496.1768

JOB NO.: GAIB2001.00	DATE: FEBRUARY 13, 2020	DRAWN BY: MMH
CAD FILE: PARK VISTA_01P	SCALE: 1" = 60'	PAGE 1 OF 2

PROPERTY DESCRIPTION

Being a 3.957 acre tract of land situated in the William Evans Survey, Abstract No. 467, in the City of Fort Worth, Tarrant County, Texas, and being all of Lot 50, Block 53 of Phase V, Park Glen Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 651 of the Plat Records of Tarrant County, Texas, said Lot 50 being described as Tract 1 in deed to Boy Scout Foundation, Longhorn Council, Boy Scouts of America, a Texas Non-Profit Corporation as recorded in Instrument No. D209330053 and corrected in Instrument No. D210006034 of the Official Public Records of Tarrant County, Texas, and being all of a called 0.994 acre tract of land described as Tract 2 in said deed to Boy Scout Foundation, Longhorn Council, Boy Scouts of America, a Texas Non-Profit Corporation, said 3.957 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "Carter & Burgess" found for the northwest corner of said Lot 50, said 5/8 inch iron rod with cap stamped "Carter & Burgess" being the northeast corner of Lot 2, Block 53 of Park Glen Addition Phase V, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 108 of said Plat Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "Carter & Burgess" being in the south right-of-way line of Basswood Boulevard (variable width right-of-way), said 5/8 inch iron rod with cap stamped "Carter & Burgess" also being the beginning of a non-tangent curve to the right having a radius of 2,080.00 feet, a central angle of 00 degrees 19 minutes 27 seconds, and whose chord bears North 75 degrees 14 minutes 59 seconds East, a chord length of 11.77 feet;

THENCE with the north line of said Lot 50, with the south right-of-way line of said Basswood Boulevard, and with said non-tangent curve to the right, an arc length of 11.77 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" set for the beginning of a compound curve to the right having a radius of 980.00 feet, a central angle of 10 degrees 22 minutes 12 seconds, and whose chord bears North 80 degrees 35 minutes 49 seconds East, a chord length of 177.13 feet;

THENCE with the north line of said Lot 50, with the south right-of-way line of said Basswood Boulevard, and with said compound curve to the right, an arc length of 177.37 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found for the beginning of a reverse curve to the left having a radius of 1,220.00 feet, a central angle of 03 degrees 27 minutes 08 seconds, and whose chord bears North 84 degrees 03 minutes 20 seconds East, a chord length of 73.50 feet;

THENCE with the north line of said Lot 50, with the south right-of-way line of said Basswood Boulevard, and with said reverse curve to the left, an arc length of 73.51 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found for the beginning of a reverse curve to the right having a radius of 2,068.00 feet, a central angle of 05 degrees 30 minutes 51 seconds, and whose chord bears North 85 degrees 05 minutes 05 seconds East, a chord length of 198.95 feet;

THENCE with the north line of said Lot 50, with the south right-of-way line of said Basswood Boulevard, and with said reverse curve to the right, an arc length of 199.03 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" set for the most northerly northeast corner of said Lot 50, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" being the beginning of a compound curve to the right having a radius of 100.00 feet, a central angle of 95 degrees 33 minutes 54 seconds, and whose chord bears South 44 degrees 22 minutes 27 seconds East, a chord length of 148.12 feet;

THENCE with the north line of said Lot 50, with the south right-of-way line of said Basswood Boulevard, and with said compound curve to the right, an arc length of 166.79 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" set for the most easterly northeast corner of said Lot 50, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" being intersection of the south right-of-way line of said Basswood Boulevard with the west right-of-way line of Park Vista Boulevard (variable width right-of-way);

THENCE South 03 degrees 24 minutes 27 seconds West, with the east line of said Lot 50 and with the west right-of-way line of said Park Vista Boulevard, a distance of 171.69 feet to a calculated point for the southeast corner of said Lot 50, said calculated point being the northeast corner of said called 0.994 acre tract of land, from which a 5/8 inch iron rod with cap stamped "Carter & Burgess" found for reference bears South 33 degrees 46 minutes 41 seconds East, a distance of 0.24 feet;

THENCE South 02 degrees 27 minutes 35 seconds East, with the east line of said called 0.994 acre tract of land and with the west right-of-way line of said Park Vista Boulevard, a distance of 112.39 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" set for the southeast corner of said called 0.994 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" being the northeast corner of Lot 25, Block 53 of Park Glen Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 3980 of said Plat Records of Tarrant County, Texas;

THENCE North 86 degrees 35 minutes 33 seconds West, with the south line of said called 0.994 acre tract of land and with the north line of said Lot 25, passing at a distance of 67.45 feet, a 5/8 inch iron rod with cap stamped "Carter & Burgess" found for the northwest corner of said Lot 25 and being the northeast corner of Lot 24, Block 53 of said Park Glen Addition, passing at a distance of 127.46 feet, a 5/8 inch iron rod with cap stamped "Carter & Burgess" found for the northwest corner of said Lot 24 and being the northeast corner of Lot 23, Block 53 of said Park Glen Addition, in all, a distance of 199.86 feet to a calculated point for the northwest corner of said Lot 23, said calculated point being the northeast corner of Lot 22, Block 53 of said Park Glen Addition, said calculated point being an angle point in the south line of said called 0.994 acre tract of land, from which a 5/8 inch iron rod with cap stamped "Carter & Burgess" found for reference bears South 02 degrees 10 minutes 12 seconds East, a distance of 0.37 feet;

THENCE South 73 degrees 35 minutes 27 seconds West, with the south line of said called 0.994 acre tract of land and with the north line of said Lot 22, passing at a distance of 79.29 feet, a 5/8 inch iron rod found for the northwest corner of said Lot 22 and being the northeast corner of Lot 21, Block 53 of said Park Glen Addition, in all, a distance of 147.68 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found for the southwest corner of said called 0.994 acre tract of land, said 5/8 inch iron rod with cap stamped "Carter & Burgess" being the southeast corner of said Lot 2, said 5/8 inch iron rod with cap stamped "Carter & Burgess" also being an angle point in the north line of said Lot 21;

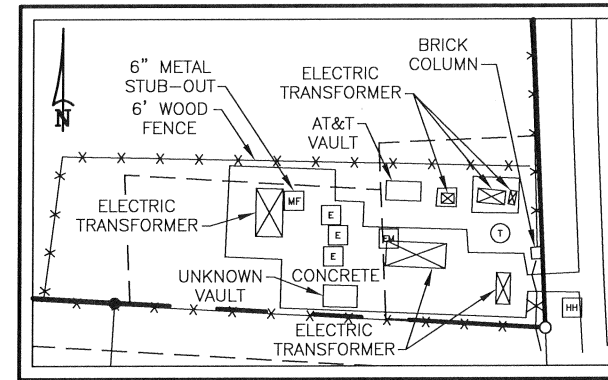
THENCE North 30 degrees 35 minutes 33 seconds West, with the westerly line of said called 0.994 acre tract of land and with the easterly line of said Lot 2, passing at a distance of 103.30 feet, a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" set for the northwest corner of said called 0.994 acre tract of land and being the southwest corner of said Lot 50, in all, a distance of 421.45 feet to the **POINT OF BEGINNING** and containing 172,346 square feet or 3.957 acres of land, more or less.

CERTIFICATION

To Boy Scout Foundation, Longhorn Council, Boy Scouts of America; Vijayabalan Babu and Chitra Babu; Rattikin Title Company; and Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The fieldwork was completed on February 13, 2020.

Date of Plat or Map: February 13, 2020.



**DETAIL "B"
NOT TO SCALE**

TITLE COMMITMENT GF NO.: 20-0195 SCHEDULE "B" ITEMS:

10d. A 10 foot wide utility easement along the Northerly and Easterly side(s) of the property, as shown by plat recorded in Cabinet A, Slide 651, Deed Records of Tarrant County, Texas. (Affects Tract 1 and is shown on survey)

10e. A 5 foot wide utility easement along the Southerly side(s) of the property, as shown by plat recorded in Cabinet A, Slide 651, Deed Records of Tarrant County, Texas. (Affects Tract 1 and is shown on survey)

10f. Notice(s) of any law, ordinance, permit, fees or governmental regulation (including building and zoning) restricting, regulating, prohibiting or relating to the occupancy, use, or enjoyment of the property, as noted and/or shown on plat recorded in Cabinet A, Slide 651, Deed Records of Tarrant County, Texas. (Affects Tract 1)

10g. Interest in all oil, gas, and other minerals as shown in instrument recorded in Volume 7755, Page 1883, Deed Records of Tarrant County, Texas. Title to said mineral interest has not been checked subsequent to the date of recording of the referenced instrument. (Affects both Tracts)

10h. Interest in all oil, gas, and other minerals as shown in instrument recorded in Volume 9326, Page 49, Deed Records of Tarrant County, Texas. Title to said mineral interest has not been checked subsequent to the date of recording of the referenced instrument. (Affects Tract 2)

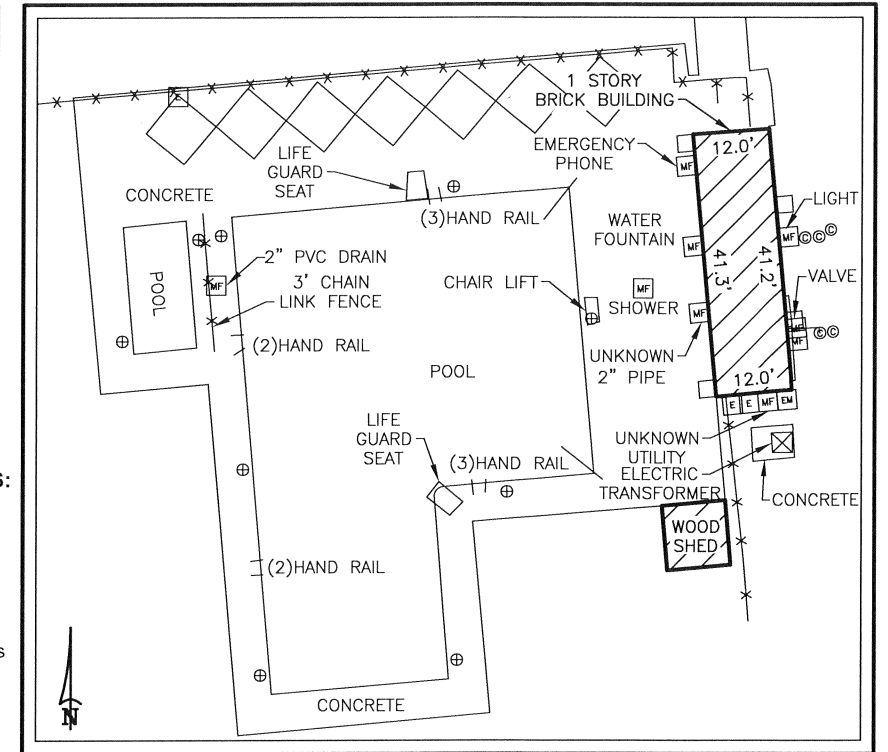
10i. Lien securing assessments and/or charges as set forth in document recorded in Volume 9565, Page 617, Deed Records of Tarrant County, Texas, as may be amended. (Affects both Tracts)

10j. Interest in all water, oil, gas, and other minerals as shown in instrument recorded in Volume 10180, Page 45, Deed Records of Tarrant County, Texas. Title to said mineral interest has not been checked subsequent to the date of recording of the referenced instrument. (Affects Tract 1)

10k. Easement for right-of-way granted to Texas Utilities Electric Company by instrument recorded in Volume 10267, Page 810, Deed Records of Tarrant County, Texas. (Affects Tract 1 and cannot be shown. No metes and bounds.)

10l. Easement for right-of-way granted to Southwestern Bell Telephone Company by instrument recorded in Volume 12800, Page 558, Deed Records of Tarrant County, Texas. (Affects Tract 2 and is shown on survey)

10m. Easement for right-of-way granted to Southwestern Bell Telephone Company by instrument recorded in Volume 14366, Page 427, Deed Records of Tarrant County, Texas. (Affects Tract 2 and is shown on survey)



**DETAIL "A"
NOT TO SCALE**

NOTES:

- All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone 4202. All distances and areas shown are surface values and may be converted to grid by dividing by 0.9998800143 conversion factor for Tarrant County of 1.00012.
- This survey was performed in conjunction with the title report issued by Chicago Title Insurance Company, GF No.: 20-0195 with an effective date of January 20, 2020.
- The new property description describes the same real estate as the record description.

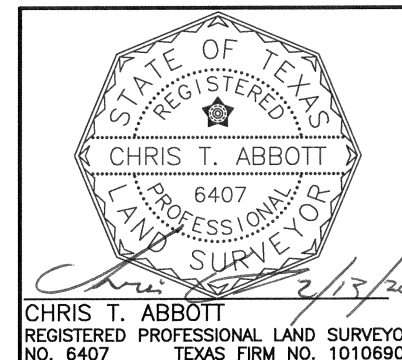
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SURVEYOR:

GORRONDONA & ASSOCIATES, INC.



LAND SURVEYING
AERIAL PHOTOGRAPHY
7524 JACK NEWELL BLVD. SOUTH
FORT WORTH, TEXAS 76118
PH 817.496.1424 FAX 817.496.1768



CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6407 TEXAS FIRM NO. 10106900

JOB NO.: GAIB2001.00	DATE: FEBRUARY 13, 2020	DRAWN BY: MMH
CAD FILE: PARK VISTA_01P	SCALE: 1" = 60'	PAGE 2 OF 2